

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JULY 9, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-34603 - VARIANCE - PUBLIC HEARING - APPLICANT: P2R LAS VEGAS, LLC - OWNER: ASSAF NEVADA, INC. - Request for a Variance TO ALLOW 176 PARKING SPACES WHERE 331 ARE REQUIRED FOR A PROPOSED 45,098 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) USE (Go-Kart Track) on 7.42 acres at 7350 Prairie Falcon Road (APN 138-15-310-003 and 017), C-PB (Planned Business Park) Zone, Ward 4 (Anthony)

C.C.: 08/05/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Parking Analysis
7. Letter by Assaf Nevada, Inc.
8. Protest Postcard
9. Submitted at Meeting – Assessor's Parcel Map by Attorney Tabitha Fiddymont

Motion made by VICKI QUINN to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

MICHAEL E. BUCKLEY, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, STEVEN EVANS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-KEEN ELLSWORTH)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: JULY 9, 2009

STEVE GEBEKE, Planning and Development, stated that the applicant is proposing an intense use, which results in an increased parking requirement. There are no extraordinary circumstances and is a self-imposed hardship; therefore, staff recommended denial.

LUCY STEWART, 1122 Rampart Boulevard, appeared on behalf of the owner, BRAD MARK, Pole Position Raceway, who was also present. Referring to an assessor's map and Condition 2, MS. STEWART verified that the two parcels have now been combined into one parcel.

MARGO WHEELER, Director of Planning and Development, preferred leaving Condition 2 as is, and staff will have the opportunity to verify.

MS. STEWART spoke on the parking variance requested. She compared the proposed indoor amusement use to a warehouse, as it is a place where the go-karts will be stored, and the bulk of the site is the track. There will only be 10 go-karts on the track at any given time. The existing offices will not be modified nor will handicap parking be eliminated. The applicant has another larger facility on Arville Lane, which provides less parking and works successfully. The peak hours are in the evenings during the week and on weekends. She confirmed acceptance of the conditions for COMMISSIONER EVANS.

MR. MARK explained the business at some of their local and out-of-state facilities. He was confident that the parking will be sufficient, as they have held large events in the past at the other location with no parking issues.

CHAIR TROWBRIDGE has visited the other location and is aware that there have been no parking issues. In his opinion, it was unfortunate that the parking requirement is based on square footage of a facility rather than the actual use. The vehicles are actually expensive race cars that require a full maintenance area. He did not feel the parking variance was unusual and appropriate for what is needed to operate this facility.

COMMISSIONER QUINN appreciated the applicant's efforts in accommodating the handicapped and giving them the opportunity to enjoy the facility as well. She supported the request and agreed that parking was sufficient.

CHAIR TROWBRIDGE declared the Public Hearing closed.